

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DARTMOOR NEIGHBORS POINT, LLC BEING THE OWNER OF CERTAIN LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°31'25" EAST;

THENCE NORTH 03°24'37" EAST, A DISTANCE OF 742.26 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°27'08" WEST, A DISTANCE OF 847.43 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET AND A CENTRAL ANGLE OF 89°59'40", AN ARC DISTANCE OF 25.13 FEET (CHORD BEARS NORTH 44°32'42" EAST, 22.63 FEET);
THENCE NORTH 89°32'32" EAST, A DISTANCE OF 114.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'20", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS NORTH 45°27'18" EAST, 28.29 FEET);
THENCE NORTH 89°32'17" EAST, A DISTANCE OF 54.00 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°59'40", AN ARC DISTANCE OF 31.41 FEET (CHORD BEARS NORTH 44°32'42" EAST, 28.28 FEET);
THENCE NORTH 89°32'32" EAST, A DISTANCE OF 80.19 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 473.00 FEET AND A CENTRAL ANGLE OF 10°32'52", AN ARC DISTANCE OF 87.08 FEET (CHORD BEARS SOUTH 85°11'02" EAST, 86.95 FEET);
THENCE SOUTH 14°22'29" WEST, A DISTANCE OF 90.00 FEET;
THENCE SOUTH 12°37'10" WEST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 00°42'37" EAST, A DISTANCE OF 79.57 FEET;
THENCE SOUTH 21°02'33" EAST, A DISTANCE OF 85.79 FEET;
THENCE SOUTH 56°10'26" EAST, A DISTANCE OF 56.67 FEET;
THENCE NORTH 89°32'32" EAST, A DISTANCE OF 166.08 FEET;
THENCE NORTH 59°36'31" EAST, A DISTANCE OF 165.96 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 473.00 FEET AND A CENTRAL ANGLE OF 06°54'02", AN ARC DISTANCE OF 56.97 FEET (CHORD BEARS SOUTH 20°50'07" EAST, 56.93 FEET);
THENCE SOUTH 17°23'05" EAST, A DISTANCE OF 98.86 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS SOUTH 62°23'05" EAST, 28.28 FEET);
THENCE SOUTH 17°23'05" EAST, A DISTANCE OF 64.78 FEET;
THENCE SOUTH 88°28'41" WEST, A DISTANCE OF 123.39 FEET;
THENCE SOUTH 03°33'02" EAST, A DISTANCE OF 80.01 FEET;
THENCE SOUTH 26°35'45" EAST, A DISTANCE OF 135.94 FEET;
THENCE SOUTH 40°07'24" EAST, A DISTANCE OF 207.40 FEET;
THENCE SOUTH 49°20'17" EAST, A DISTANCE OF 119.91 FEET;
THENCE SOUTH 46°53'07" EAST, A DISTANCE OF 97.00 FEET;
THENCE SOUTH 00°28'35" WEST, A DISTANCE OF 360.54 FEET;
THENCE SOUTH 40°03'27" WEST, A DISTANCE OF 117.08 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 218.16 FEET;
THENCE NORTH 41°15'31" WEST, A DISTANCE OF 131.53 FEET;
THENCE NORTH 00°27'08" WEST, A DISTANCE OF 383.46 FEET;
THENCE NORTH 56°48'54" EAST, A DISTANCE OF 79.41 FEET;
THENCE NORTH 40°07'24" WEST, A DISTANCE OF 116.87 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS NORTH 85°07'24" WEST, 28.28 FEET);
THENCE NORTH 40°07'24" WEST, A DISTANCE OF 54.00 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS NORTH 04°52'36" EAST, 28.28 FEET);
THENCE NORTH 40°07'24" WEST, A DISTANCE OF 23.31 FEET;
THENCE SOUTH 86°14'42" WEST, A DISTANCE OF 177.11 FEET;
THENCE SOUTH 86°31'17" WEST, A DISTANCE OF 420.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 736,577 SQUARE FEET OR 16.909 ACRES, MORE OR LESS,

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREIN CONTAINED UNDER THE NAME AND STYLE OF THE NEIGHBORS POINT FILING NO. 5, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES AND TRACT B AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREES BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY, CURBS, GUTTER, AND PAVEMENT AND ITEMS OWNED MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MULTIPLICITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC., AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER: DARTMOOR NEIGHBORS POINT, LLC
BY: Everett L. Pfeiff
EVERETT L. PFEIFF AUTHORIZED AGENT

STATE OF COLORADO }
COUNTY OF BOULDER }

THE FORGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF NOVEMBER, A.D. 2005
BY EVERETT L. PFEIFF
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-27-06

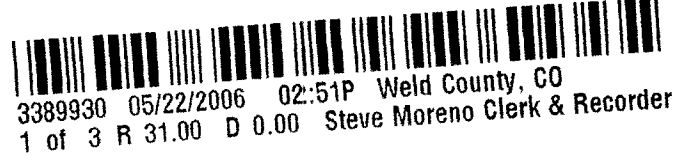
THE UNDERSIGNED FIRST NATIONAL BANK, AS THE BENEFICIARY OF A DEED OF TRUST THAT CONSTITUTES A LIEN UPON THE PROPERTY DESCRIBED HEREIN, AND WHICH DEED OF TRUST IS RECORDED IN THE REAL PROPERTY RECORDS OF WELD COUNTY, COLORADO AT RECEPTION NO. 3337440, HEREBY CONSENTS TO THIS PLAT, CONSENTS AND SUBORDINATES ITS LIEN TO THE DEDICATION OF THE STREETS, ALLEYS, ROADS, EASEMENTS, OUTLOTS, AND OTHER PUBLIC USES AS SHOWN ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SUCH DEED OF TRUST.

LENDER: FIRST NATIONAL BANK
BY: Joseph M. Lavin
NAME: JOSEPH M. LAVIN
TITLE: VICE PRESIDENT

STATE OF COLORADO }
COUNTY OF }

THE FORGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF NOVEMBER, A.D. 2005
BY Barbara Ann Casale
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-23-07

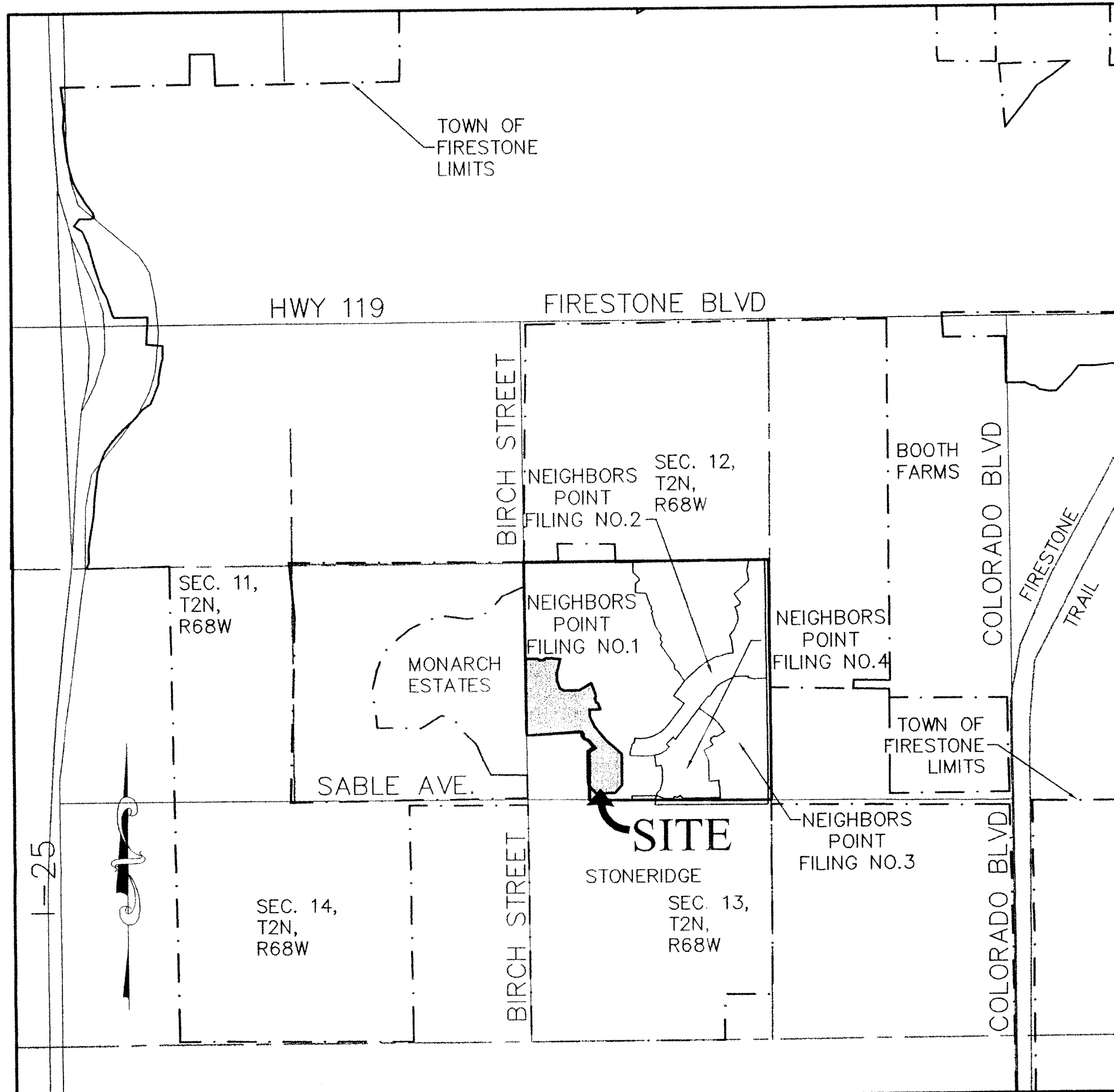


FINAL PLAT

NEIGHBORS POINT FILING NO. 5

A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 3



VICINITY MAP

1"=1200'

SURVEYOR'S CERTIFICATE:

I, JOHN W. CHRISTY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 23rd DAY OF NOVEMBER, A.D. 2005

John W. Christy
JOHN W. CHRISTY PLS# 17477

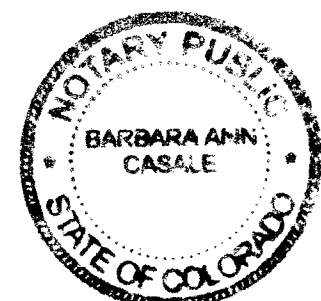


WELD COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT M. ON THE DAY OF , 20 , IN BOOK , PAGE , MAP , RECEPTION NO. .

WELD COUNTY CLERK AND RECORDER

BY: _____
DEPUTY



NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE SW 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR SOUTH 89°31'25" EAST, AND IS MONUMENTED AS DEPICTED HEREON.

2) LAND TITLE GUARANTEE COMPANY. COMMITMENT NO. LTGI25057583 DATED OCTOBER 27, 2005 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY FORESIGHT WEST SURVEYING, INC.

3) REFER TO TRACT TABLE BELOW, FOR TRACT OWNERSHIP AND MAINTENANCE DESCRIPTIONS.

4) REFER TO SHEET 3 FOR CURVE TABLES.

5) THIS PROJECT IS NOT LOCATED WITHIN ANY FEMA REGULATED FLOODPLAIN. REFERENCE FEMA FIRM # 080266 0861C PANEL 861 OF 1075, SEPTEMBER 28, 1982.

6) WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE LONG ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO RURAL AREA. WELL RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF SITE IMPACTS, INCLUDING NOISE FROM TRACTORS, AND EQUIPMENT; DUST FROM ANIMAL PENS, FIELD WORK, HARVEST, AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE, AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING; DITCHES AND RESERVOIRS CANNOT SIMPLY BE MOVED OUT OF THE WAY OF RESIDENTIAL DEVELOPMENT WITHOUT THREATENING THE EFFICIENCY DELIVERY OF IRRIGATION TO FIELDS WHICH IS ESSENTIAL TO FARM PRODUCTION.

7) BENCHMARK: ELEVATIONS ARE BASED UPON THE TOWN OF FIRESTONE BENCHMARK BM 22 WITH A PROJECT ELEVATION OF 4846.30 FEET NGVD 29. THIS POINT IS A CHISELED "X" MARKED ON THE SOUTH SIDE OF MANHOLE RIM CONCRETE LOCATED ON THE NORTH SIDE OF FIRESTONE BLVD NEAR N 1/4 CORNER SECTION 12 (THE TOWN OF FIRESTONE PUBLISHED ELEVATION IS 4846.095 FEET). THE PROJECT ELEVATION IS BASED UPON NGS BENCHMARK "P 329" & THE TOWN OF FIRESTONE BENCHMARK IS BASED UPON USGS BM "JR 46".

8) ALLOWED USES IN UTILITY EASEMENTS INCLUDE THE INSTALLATION & MAINTENANCE OF ELECTRIC, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, HIGH VOLTAGE TRANSMISSION, DRAINAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE LINES WITHIN THESE EASEMENTS WILL INCLUDE, BUT ARE NOT LIMITED TO, QWEST FOR TELEPHONE, COMCAST FOR CABLE, UNITED POWER FOR ELECTRIC, AND KINDER MORGAN FOR GAS.

9) THE UTILITY & DRAINAGE EASEMENTS SHOWN HEREIN ARE DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION, MAINTENANCE, AND CONVEYANCE OF UTILITIES AND STORM DRAINAGE FACILITIES.

10) THE GAS EASEMENTS SHOWN HEREIN ARE DEDICATED TO KERR MCGEE, DUKE ENERGY, AND THE PATINA OIL AND GAS CORPORATION FOR THE INSTALLATION AND MAINTENANCE OF GAS FACILITIES.

11) THE 20' CENTRAL WELD COUNTY WATER DISTRICT EASEMENTS SHOWN HEREIN ARE DEDICATED TO THE CENTRAL WELD COUNTY WATER DISTRICT FOR INSTALLATION AND MAINTENANCE OF DISTRICT WATER FACILITIES.

TRACT	ACRES	LAND USE	OWNER	MAINTENANCE RESPONSIBILITY
B	1.35	OPEN SPACE	TOWN	HOA
L	0.25	OPEN SPACE	HOA	HOA
M	0.31	OPEN SPACE	HOA	HOA

LEGEND

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- ⊙ FOUND #5 REBAR WITH PLASTIC CAP PLS# 17477
- ▲ SET #5 REBAR WITH PLASTIC CAP PLS# 17477
- ⊕ ALIQUOT CORNER, AS NOTED ON PLAN

ABBREVIATIONS

U.D. ESMT - UTILITY & DRAINAGE EASEMENT
SAN. SEW. ESMT - SANITARY SEWER EASEMENT
UTIL ESMT - UTILITY EASEMENT

SHEET INDEX:

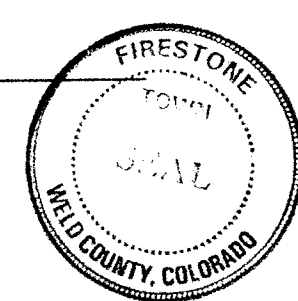
1 COVER SHEET
2-3 FINAL PLAT

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF NEIGHBORS POINT FILING NO. 5 WAS APPROVED ON THIS 10th DAY OF NOVEMBER 2005, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

Mike
MAYOR

Judy Hegwood
ATTEST: TOWN CLERK



OWNER/DEVELOPER:

DARTMOOR NEIGHBORS POINT, LLC
6530 DAYLILLY CT.
NIWOT, CO 80503

(303) 749-8863
(303) 652-4147 fax

CONTACT: EVERETT PFEIFF

ENGINEER:

PEAK CIVIL CONSULTANTS, INC.
2828 SPEER BLVD.
SUITE 201
DENVER, CO 80211

(720) 855-3859
(720) 855-3860 fax

CONTACT: BOB KELSEY

SURVEYOR:

FORESIGHT WEST SURVEYING, INC.
12424 EAST WEAVER PLACE
SUITE 100
ENGLEWOOD, CO 80111

(303) 504-4440
(303) 759-0400 fax

CONTACT: JOHN CHRISTY

FIRESTONE INFORMATION BLOCK

Name of Submittal: Neighbors Point

Type of Submittal: Cover Sheet

Filing Number: 5

Phase Number:

Sheet Title: Final Plat

Preparation Date: August 15, 2003

Revision Date: January 15, 2004

Revision Date: May 18, 2004

Revision Date: July 16, 2004

Revision Date: January 7, 2005

Revision Date: August 12, 2005

Revision Date: Nov. 23, 2005

Sheet 1 OF 3

FORESIGHT WEST SURVEYING INC.

12424 E. Weaver Place, Englewood, CO 80111 303-504-4440 303-759-0400 FAX
Boundary Control Construction Oil and Mineral Global Positioning



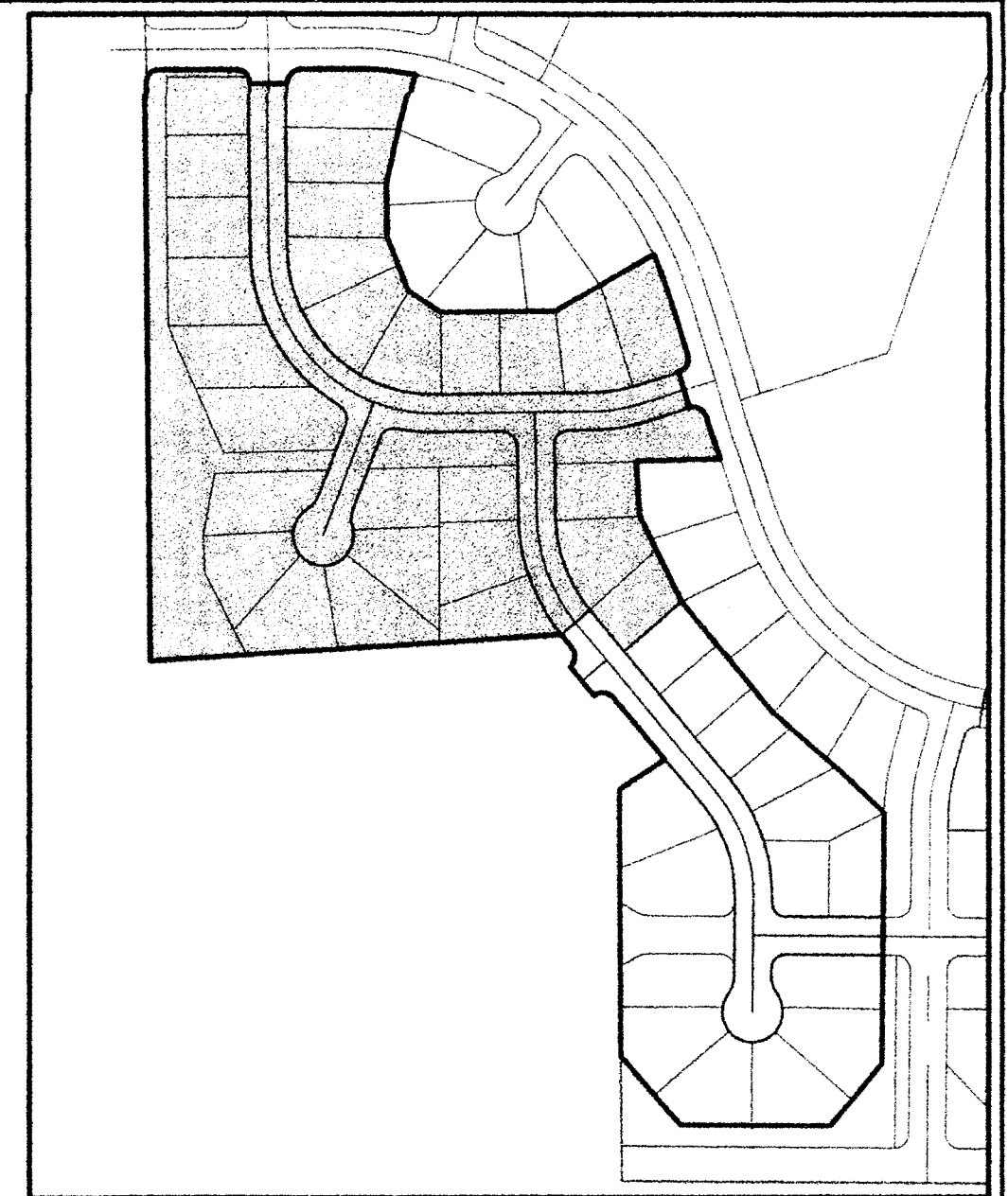
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DENVER, COLORADO 80211
720.855.3859 720.855.3860 FAX
CONTACT: BOB KELSEY

FINAL PLAT

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RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE,
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SHEET 2 OF 3



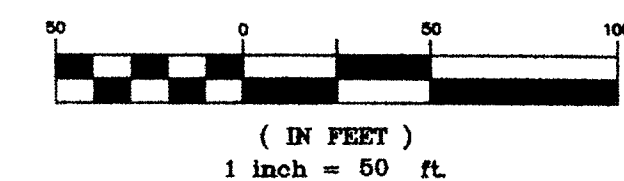
KEY MAP
NTS

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND #5 REBAR WITH PLASTIC CAP PLS# 17477
- ▲ SET #5 REBAR WITH PLASTIC CAP PLS# 17477
- ⊙ ALIQUOT CORNER, AS NOTED ON PLAN

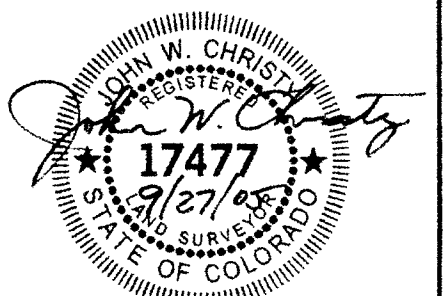
ABBREVIATIONS

UTIL ESMT - UTILITY EASEMENT

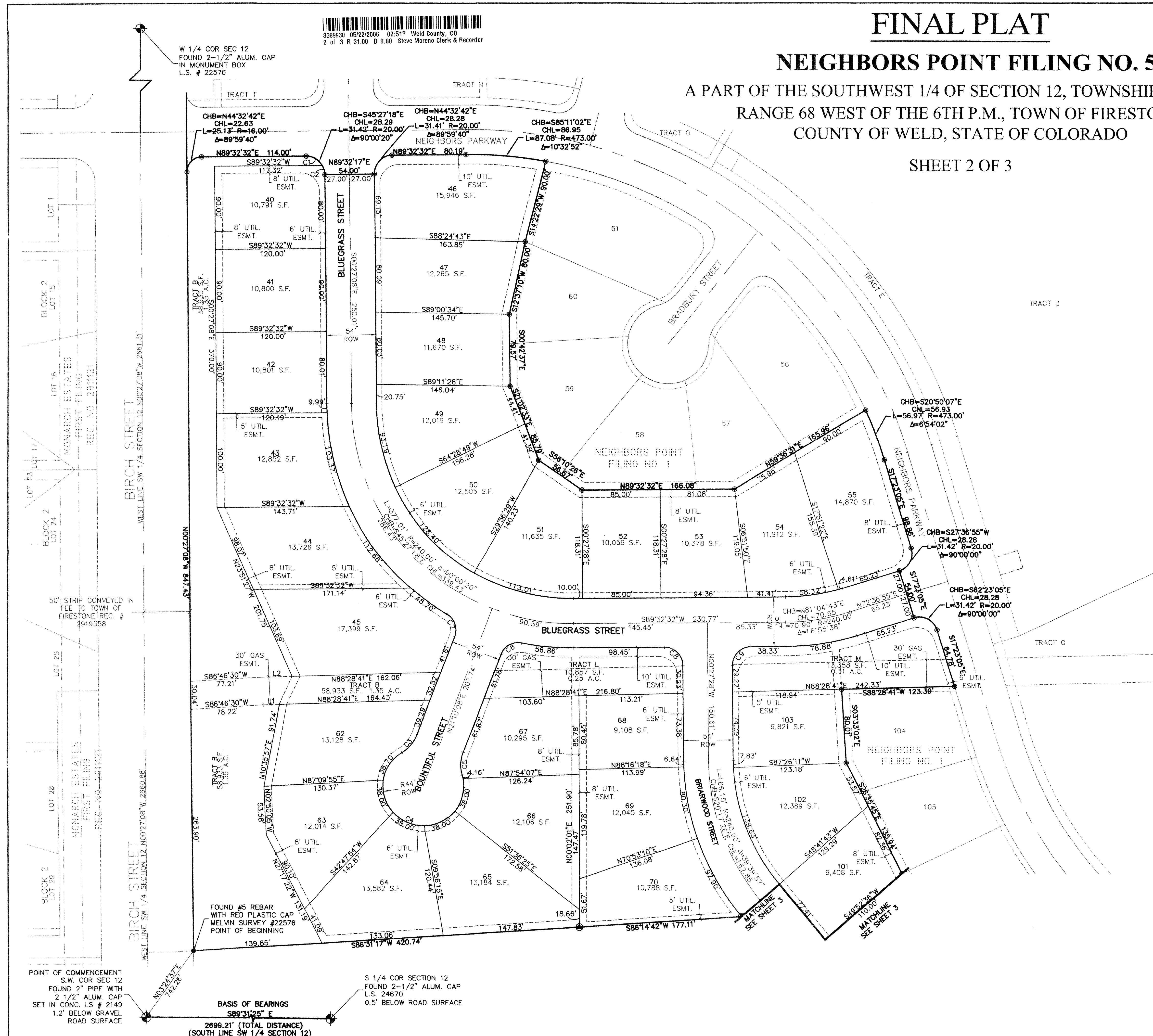


FIRESTONE INFORMATION BLOCK

Name of Submittal:	Neighbors Point
Type of Submittal:	Final Plat
Filing Number:	5
Phase Number:	
Sheet Title:	Final Plat
Preparation Date:	August 15, 2003
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PEAK CIVIL CONSULTANTS
CIVIL ENGINEERING & LAND
DEVELOPMENT SERVICES
2828 SPEER BLVD., SUITE 201
DENVER, COLORADO 80211
720.855.3859 720.855.3860 FAX
CONTACT: BOB KELSEY

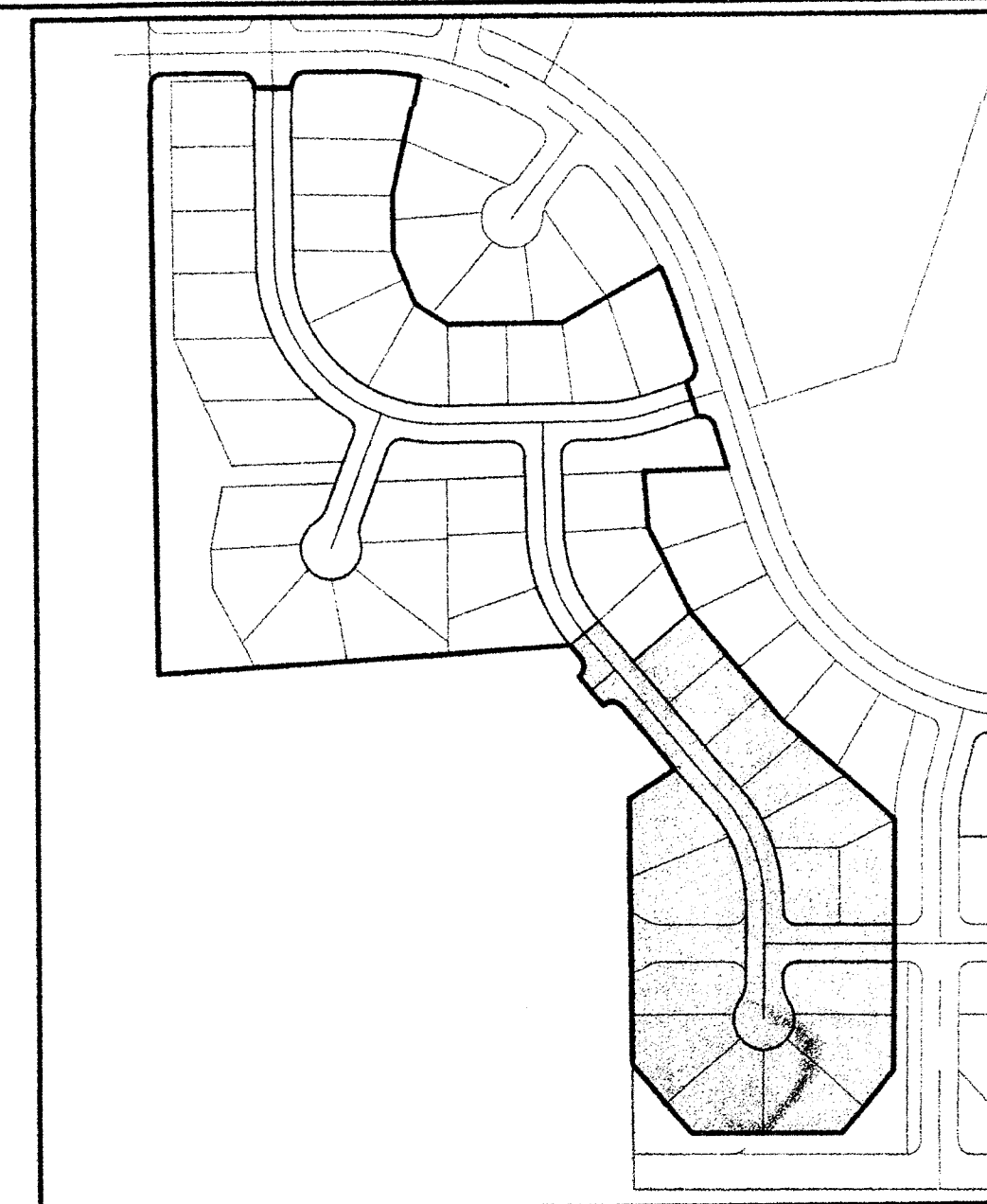


FINAL PLAT

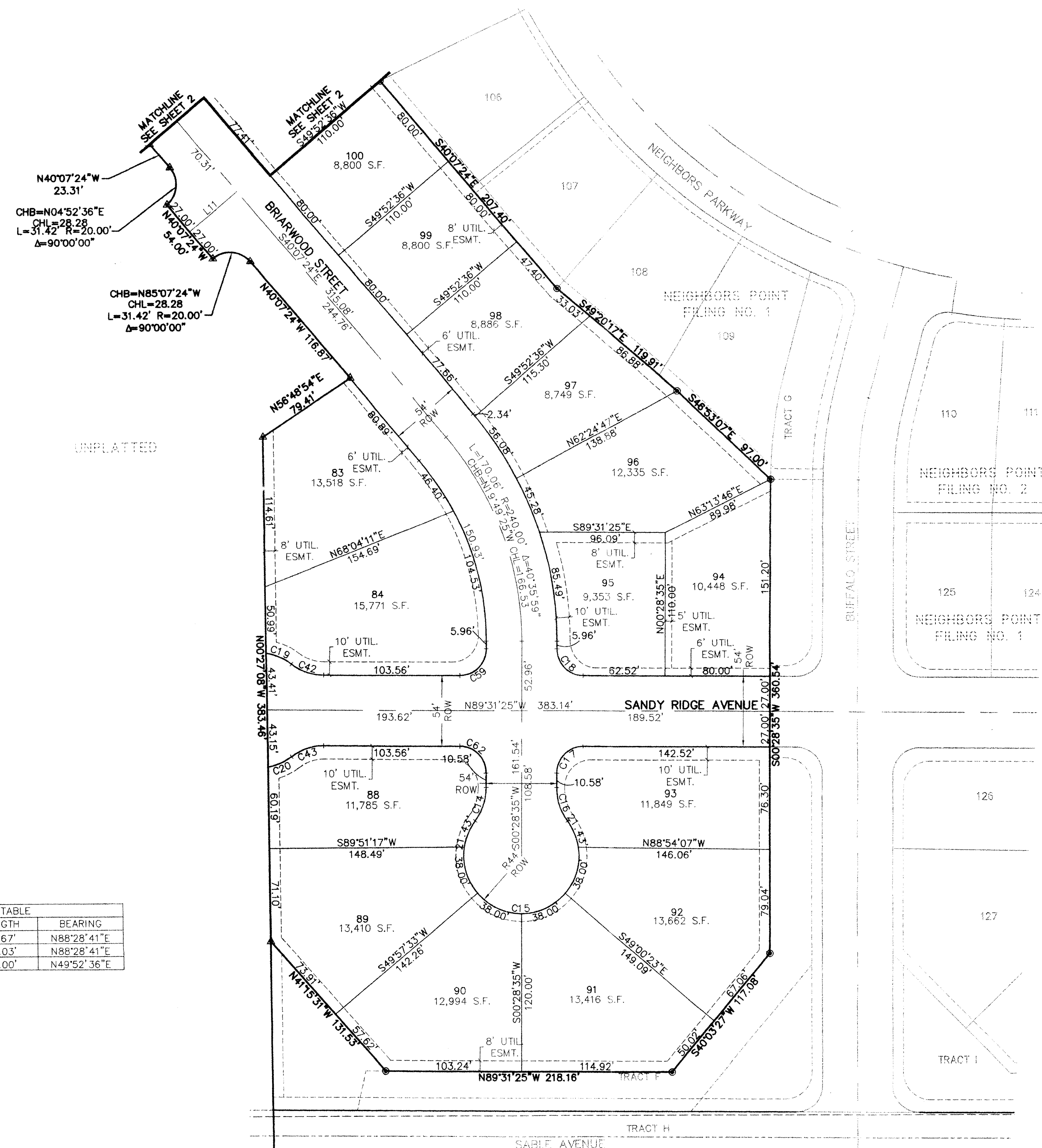
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SHEET 3 OF 3



KEY MAP
NTS



UNPLATTED

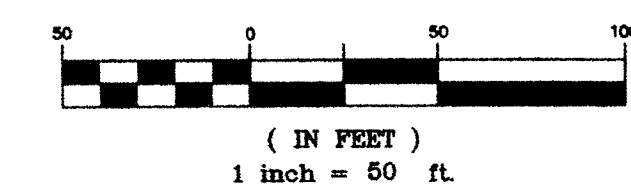
CURVE TABLE						LINE TABLE		
CURVE	DELTA	LENGTH	RADIUS	CHB	CHL	LINE	LENGTH	BEARING
C1	60°00'00"	20.94'	20.00'	N60°27'28"W	20.00'	L1	17.67'	N88°28'41"E
C2	30°00'20"	10.47'	20.00'	N15°27'18"W	10.35'	L2	33.03'	N88°28'41"E
C3	36°52'12"	26.38'	41.00'	N39°36'13"E	25.93'	L11	47.00'	N49°52'36"E
C4	25°34'42"	194.86'	44.00'	S68°49'52"E	70.40'			
C5	36°52'12"	26.38'	41.00'	S02°44'02"W	25.93'			
C6	80°34'29"	28.13'	20.00'	S61°27'22"W	25.86'			
C7	80°34'29"	28.13'	20.00'	N19°07'07"W	25.86'			
C8	90°00'00"	31.42'	20.00'	N45°27'28"W	28.28'			
C9	90°00'00"	31.42'	20.00'	S44°32'32"W	28.28'			
C14	36°52'12"	26.38'	41.00'	N18°54'41"E	25.93'			
C15	25°34'42"	194.86'	44.00'	S89°31'25"E	70.40'			
C16	36°52'12"	26.38'	41.00'	S17°57'31"E	25.93'			
C17	90°00'00"	31.42'	20.00'	S45°28'35"W	28.28'			
C18	90°00'00"	31.42'	20.00'	S44°31'25"E	28.28'			
C19	27°24'08"	21.04'	44.00'	N66°21'18"W	20.84'			
C20	25°32'42"	19.62'	44.00'	N66°22'44"E	19.46'			
C42	36°52'12"	26.38'	41.00'	S71°05'19"E	25.93'			
C43	36°52'12"	26.38'	41.00'	S72°02'29"W	25.93'			
C59	90°00'00"	31.42'	20.00'	N45°28'35"E	28.28'			
C62	90°00'00"	31.42'	20.00'	N44°31'25"W	28.28'			

LEGEND

- FOUND MONUMENT, AS NOTED
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- ALIQUOT CORNER, AS NOTED ON PLAN

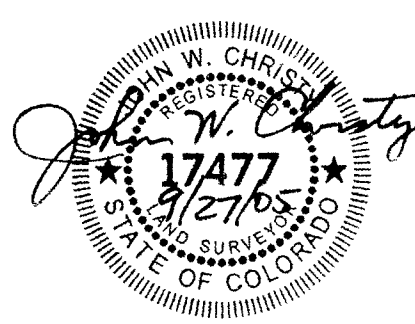
ABBREVIATIONS

UTIL ESMT - UTILITY EASEMENT



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